

Draft of 01/07/2013

Chadds Ford Township  
Delaware County, PA

Board of Supervisors' Workshop  
**Monday, December 03, 2012**  
5:30 PM

Officials Present:

George M. Thorpe, Chairman  
Deborah F. Love, Vice Chairman  
Keith C. Klaver, Supervisor  
Joe Barakat, Manager  
Hugh A. Donaghue, Solicitor  
Joseph A. Mastronardo, Engineer  
Matt DiFilippo, Asst. Sec – Treas.

Call to Order

Chairman Thorpe called the workshop to order at 5:32PM, and reviewed the emergency exits.

Approval of Minutes

Upon motion and second (Love/ Thorpe) the BOS unanimously approved the workshop minutes of Monday, November 5, 2012.

Henderson – Hovnanian Project; Hovnanian Townhomes at Brandywine Drive

A general presentation was made by the following Henderson and Hovnanian representatives: Michael Macanich, Bob Rosenthal, John Kennedy, Mark Eisenhardt and Mark Damico, regarding the proposal to build townhomes at Brandywine Drive and Route 1. Townhome prices, townhomes per acre, removing existing curb cuts and stormwater management were all presented and discussed. The proposed townhomes will each have two car garages and most likely, full basements. Township Officials suggested that Concordville Fire and Protective Association be contacted for their opinion concerning the removal of the existing curb cuts. Solicitor Donaghue implied that Fee in Lieu money would possibly be requested by the Township's Open Space Committee for land preservation. Hovnanian offered to provide a draft ordinance for an overlay district. Lou Dickinson, also in attendance, and neighboring property owner and developer, complimented the plan.

Dickinson Update

Lou Dickinson and Steve Epp presented a proposal for a concept plan to subdivide the "Old Dickinson House" lot and rezone the property for Business Classification. Mr. Dickinson and Mr. Epp are proposing a concept plan to construct four apartment buildings with underground

parking as a 55+ community. If the minor subdivision and reclassification of zoning were not agreeable to the Township, then warehouse space would be considered for the property which is about 3 acres in size in front and 6 acres in size in back. Engineer Mastronardo asked why they would want to change the lot lines. Constructing a parking lot was discussed, and Engineer Mastronardo said that if the parking lot is accessory to the building, then it must be in the same zoning district. Completion of the Loop Road, Hillman Drive dedication, and completing punchlist items regarding the Estates at Chadds Ford were also discussed.

#### Budget Review

The Township's proposed Budget for 2013 was presented by Manager Barakat. The final draft will be adopted at the Board of Supervisors' Meeting on Wednesday, December 5, 2012. The following items were discussed in more detail: the Township's Real Estate assessment; the Sewer Authority's loan with the Township; carrying over the 2012 surplus into the 2013 Budget and being cautious in using a "carryover surplus" for regular items; interior painting of the Municipal building; the suggestion to schedule Capital Improvements over the next few years; and, available worksheets related to the Township's budgeting process.

Upon motion and second (Love/Klaver) the BOS unanimously agreed to bid out and compartmentalize painting the interior of the Municipal Building except for the Meeting Room.

#### Comcast Contract

Solicitor Donaghue discussed the following points concerning the Comcast franchise agreement with the Township: his conversation with Mr. Cohen, a law firm specializing in such franchise agreements; the general interest of various Delaware County Townships and their willingness to create a consortium for franchise agreement audits; the cost of an audit cooperatively with a consortium or individually as a Township; the month of January as the Comcast franchise agreement deadline; the Township's negotiated deals with Comcast, specifically a \$5,000 grant and free service at the Township's Ridings Plant; and, the length of the Comcast franchise agreement.

#### Maturing Certificates of Deposit

Upon motion and second (Klaver/Love) the BOS unanimously approved to keep two maturing CDs at their current locations Meridian Bank and Eagle National Bank, both in the amount of \$250,000, and both for another year.

The BOS also recommended Township officials to consider additional diversification of our cash investments.

### Open Space/ Debbie Reardon, Chair

Debbie Reardon asked the BOS for support to allow Harvey Run Trail projects to become Eagle Scout projects such as building the walking bridges over Harvey Run.

Upon motion and second (Klaver/ Love) the BOS unanimously approved the Open Space Committee to approach and use Eagle Scouts for projects related to completing the Harvey Run Trail.

Other items discussed were the Harvey Run Trail permitting process, specifically with the DEP, and the Fee in Lieu fund.

### Agenda Review

Items on the Agenda for the BOS Monthly Meeting, Wednesday, December 5, 2012, will be the adoption of the Township's 2013 Budget, a resolution recognizing Concordville-Chadds Ford Rotary's 60 years of service, Township employees' retirement plan to be filed before January 1, 2013, and the new LST and BPT Tax Collections contract with Keystone Collections.

### Public Comment

Marianne Prabel, Heyburn Road, asked if the painting contract is going to be open for bids? Chairman Thorpe responded that it's just a budget item at the moment and no action has been taken yet. Solicitor Donaghue added that if it is decided to paint certain sections of the interior of the Municipal Building then the job(s) will be bid out.

Bruce Prabel, Heyburn Road, asked if he could have a copy of the new LST and BPT Tax Collections contract between the Township and Keystone Collections. He also asked if he could present a report he's compiled concerning LST and BPT Tax Collection in the Township by Berkheimer since its inception in 2007. The BOS was agreeable to providing him the new LST and BPT Tax Collection contract. The BOS agreed to commit to look at their schedules to set a date for his proposed presentation.

Valerie Hoxter, Painters Crossing, asked to be on the agenda the day of the Workshop, Monday, December 3, 2012, and was denied because at that point in time the Workshop agenda had been completed. She was asked to save her topic for the next Supervisors Meeting. At the Workshop, she attempted to ask her question, which she originally requested included on the Agenda. The question dealt with proper assessment of properties by the Delaware County Board of Assessment. Chairman Thorpe responded that her question was not on the agenda, because the Workshop is a work session only, and public comments are restricted to the Workshop agenda.

### Adjournment

Chairman Thorpe adjourned the meeting at 7:25PM.

Respectfully Submitted,

Matt DiFilippo, Asst. Sec – Treas.